

**SUBDIVISION PLAT
ESTABLISHING**

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	1255.00'	31°31'02"	354.15	690.35	N58°59'48"E	681.68'
C2	1255.00'	12°56'03"	142.26	283.31	N68°17'18"E	282.71'
C3	1255.00'	13°05'15"	143.96	286.66	N55°16'39"E	286.04'
C4	1255.00'	05°29'45"	60.23	120.38	N44°59'09"E	120.33'
C5	1267.00'	13°05'15"	145.34	289.41	N55°16'39"E	288.78'

BEING LOT 1 (17.42 ACRES) AND A 0.0793 OF AN ACRE PARCEL RIGHT-OF-WAY DEDICATION OUT OF A CALLED 17.50 ACRE TRACT RECORDED IN VOLUME 8551, PAGE 573; ALSO A 0.1148 OF AN ACRE PARCEL AND A 0.0344 OF AN ACRE PARCEL OUT OF A CALLED 41.596 ACRE TRACT RECORDED IN VOLUME 8297, PAGE 589, ALL BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SITUATED IN THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, THE B. STAFFEL SURVEY NO. 2, ABSTRACT NO. 946 AND THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, NEW CITY BLOCK 19219, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

BEARING BASED ON THE SOUTHEAST
RIGHT OF WAY LINE CHORD BEARING
OF STONE OAK PARKWAY AS BEING
N58°59'48"E.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

OWNER:
NORTH EAST INDEPENDENT SCHOOL DISTRICT
8961 TESORO DRIVE
SAN ANTONIO, TEXAS 78217
(210) 804-7000

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Phone (210) 545-1122 Fax (210) 545-9302
www.mbcengineers.com
28267-1378

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

STATE OF TEXAS
COUNTY OF BEXAR

1. Gerry Rickhoff COUNTY CLERK OF BEXAR COUNTY.

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
14 DAY OF February, A.D. 20 04 AT 11:53 A.M. AND DULY
RECORDED THE 14 DAY OF Feb. A.D. 20 04 AT 2:30 P.M. IN THE
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9560 ON PAGE 48
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
THIS 14th DAY OF February, A.D. 20 04

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Susan Sepulveda, DEPUTY

[illegible]

NONE AFFECTED

NOTE:
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU₆) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

LEGEND:

EXIST.	-----	EXISTING
ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
SAN. SWR.	-----	SANITARY SEWER
ESM'T.	-----	EASEMENT
R.O.W.	-----	RIGHT-OF-WAY
BLDG.	-----	BUILDING
N.C.B.	-----	NEW CITY BLOCK
BLK.	-----	BLOCK
E.T. & CATV ESM'T.	-----	ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
R.P.R.	-----	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
○		FOUND 1/2" IRON ROD & CAP (CUBE)
●		SET 1/2" IRON ROD & CAP (MBC)
⊗		FOUND "X" ON ROCK

LOCATION MAP
NOT TO SCALE

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED). ON COMMUNITY PANEL NUMBER 480035 0140 F DATED JANUARY 4, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

FLOOD ZONE DEFINITION: (FOR MORE DETAILED DEFINITION
CONSULT FLOOD MAP(S).

ZONE "X" (UNSHADED) AREAS OUTSIDE 500-YEAR FLOOD PLAIN.

2. PLAT ESTABLISHING ONE (1) COMMERCIAL LOT.

3. IRON RODS FOUND OR SET AT ALL PROPERTY CORNERS. (SEE LEGEND)

4. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.

5. OWNER WILL COMPLY WITH STREETSCAPE STANDARDS AT TIME OF PERMIT.

6. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXA COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

NUMBER	DIRECTION	DISTANCE
T1	S 28°10' 44" E	12.00'
T2	N 41°16' 00" W	12.00'
T3	N 15°14' 57" E	158.42'
T4	N 15°14' 57" E	45.00'
T5	S 44°45' 03" E	5.70'
T6	S 23°47' 11" E	16.09'
T7	S 74°45' 03" E	67.02'
T8	N 33°12' 36" E	188.35'
T9	S 56°04' 55" E	692.31'
T10	S 78°42' 20" E	45.48'
T11	N 61°07' 18" E	106.46'
T12	S 28°55' 21" E	20.00'
T13	S 61°07' 18" W	113.79'
T14	N 78°42' 20" W	44.47'
T15	S 56°04' 55" W	679.94'
T16	S 33°12' 36" W	198.84'
T17	N 74°45' 03" E	81.56'
T18	S 54°17' 05" W	16.09'
T19	N 74°45' 03" W	5.70'

$$\begin{array}{r} N = 13,781,953.0124 \\ \hline E = 2,137,317.9162 \end{array}$$

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

BILLY JO HOGGARD

AGENCY, DEDICATED TO THE USE OF THE PUBLIC. EXCEPT AREAS IDENTIFIED AS PRIVATE PROPERTY, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN.

Handwritten: NORTH EAST 200

Signature: [Signature]

OWNER _____

DAILY AUTHORIZED AGENT _____

STATE OF TEXAS

COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHO HAS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27TH DAY OF January, A.D., 2003

Signature: [Signature]

NOTARY PUBLIC
STATE OF TEXAS

Signature: [Signature]

VRP# 04-06-136

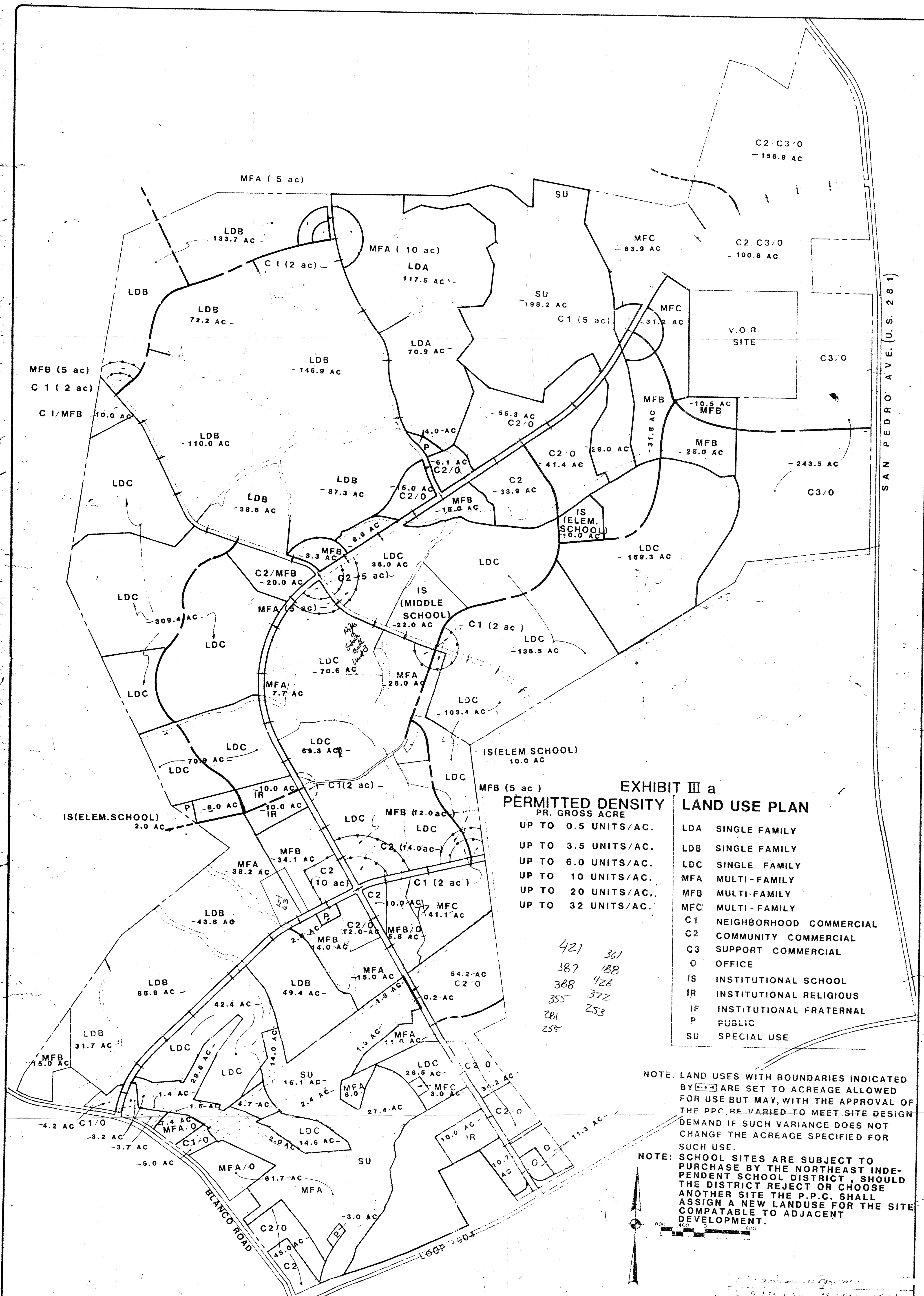


EXHIBIT III a PERMITTED DENSITY LAND USE PLAN

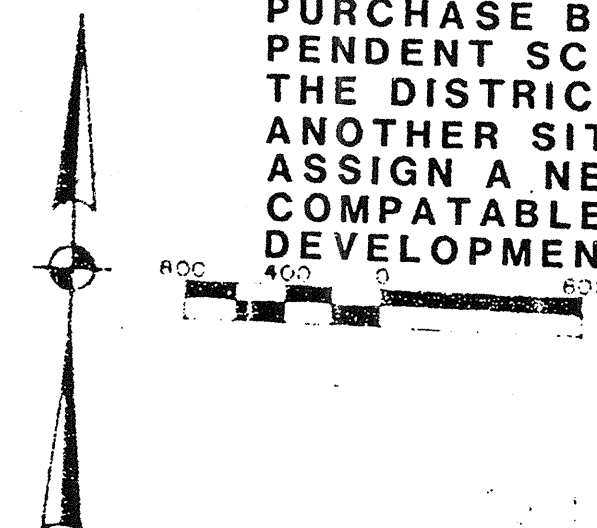
PR. GROSS ACRE
UP TO 0.5 UNITS/AC.
UP TO 3.5 UNITS/AC.
UP TO 6.0 UNITS/AC.
UP TO 10 UNITS/AC.
UP TO 20 UNITS/AC.
UP TO 32 UNITS/AC.

LDA SINGLE FAMILY
LDB SINGLE FAMILY
LDC SINGLE FAMILY
MFA MULTI-FAMILY
MFB MULTI-FAMILY
MFC MULTI-FAMILY
C1 NEIGHBORHOOD COMMERCIAL
C2 COMMUNITY COMMERCIAL
C3 SUPPORT COMMERCIAL
O OFFICE
IS INSTITUTIONAL SCHOOL
IR INSTITUTIONAL RELIGIOUS
IF INSTITUTIONAL FRATERNAL
P PUBLIC
SU SPECIAL USE

421 361
387 188
388 426
355 372
281 253
255

NOTE: LAND USES WITH BOUNDARIES INDICATED BY --- ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT. SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATABLE TO ADJACENT DEVELOPMENT.



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

#48 LAND USE PLAN

Approved 10-5-85
As per JAV & Planning

4/15/83
4/15/83
5/22/83
10/25/83

HALLENBERGER
TELFORD INC.
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

3

STONE OAK

VRP#04-06-136

Permit File # 09-06-136



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

COPY

Permit File: # 09-06-136
Assigned by city staff

Date: June 10, 2004

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
JUN 14 AM 8:22

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: North East Independent School District
Phone: (210) 804-7270 Fax: (210) 804-7272
Address: 8961 Tesoro Drive
City: San Antonio State: Texas Zip code: 78217
Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.
Attn: Robert Copeland Jr. P.E.
Address: 1035 Central Parkway North
City: San Antonio State: Texas Zip code: 78232
Name of Project: 17.42 Acres out of Stone Oak Land Use Plan

(b) (k) Site location or address of Project and Legal description:
On Stone Oak Parkway between Granite Spring and Kings Canyon
Lot 1, Block 46, N.C.B. 19219
Vol. 9560, Page 48 (REC. PLAT)

6/10/04

Council District 9 ETJ Y Over Edward's Aquifer Recharge? (X) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 758,815 S.F. (17.42 Acres)

(e) Total area of impervious surface, in square feet 493,230 S.F.

(f) Number of residential dwellings units, by type; N/A

(g) Type and amount of non-residential square footage; 758,815 S.F. Educational Facility

(h) Phases of the development, (If Applicable); N/A

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
JUN 14 AM 8:22

4. What is the date the applicant claims rights vested for this Project? June 1, 1982

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

Continuous Development has occurred based on the master plan.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: _____ # 48

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

San Antonio Water System Sewer Service Contract through City Ordinance No. 55378 passed and approved by City Council on June 1, 1982

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

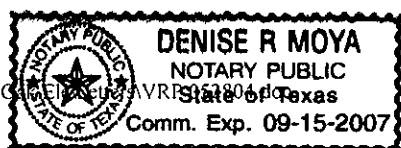
I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Garrett J. Sullivan Signature: [Signature] Date: 10 JUN 04

Sworn to and subscribed before me by Garrett J. Sullivan on this 10th day of June in the year 2004, to certify which witness my hand and seal of office.

6/10/04

PA137828267-Stone C



[Signature]

City of San Antonio use

Permit File: # 09-06-136
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: MDP
Development Services Department

Date: 7/12/09

Comments:

Vested as of May 15, 2000 for
17.42 ACRES a school site. The date
of initiation for the project by the
N.E.-I. S. D. School Board.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN 14 AM 8:22